Wylie City Council

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Jasen Haskins, AICP

Subject

Consider, and act upon a Preliminary Plat of Lots 1, 2, and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: 78 Hooper LTD **APPLICANT: Kimley-Horn**

The applicant has submitted a Preliminary Plat to create Lots 1, 2, and 3, Block A of LI 78 Logistics Center. The property is located on the southwest corner of State Highway 78 and Wylie East Drive. The purpose of the Preliminary Plat is to create two commercial lots and one industrial lot with access drives for a warehouse development.

The plat encompasses the entirety of a 22.052-acre tract approved by the City Council as Planned Development (PD 2022-33) in April 2022.

This plat is dedicating access, fire, and utility easements for the warehouse development located on Lot 1, Block A of LI 78 Logistics Center. One access point is provided from Anson Parkway, one from Wylie East Drive, and two from State Highway 78. The two remaining commercial lots will require amended plats for access and utility easements at the time of their individual developments.

Two detention easements are provided on the east side of Lot 1 for the construction of detention ponds that will serve the entire 22.052 tract.

The site plan for the warehouse development was approved by the P&Z Commission in July 2022.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.